

Property Summary

BEAUTIFUL NEW CONSTRUCTION HOME  
Apache Junction , AZ 85120  
3 BR, 2BA, NEW CONSTRUCTION

General Information	
Square Feet	1,507
Purchase Price	\$451,490
Initial Market Value	\$451,490
Downpayment	\$135,447
Closing Costs	\$7,675
Initial Cash Invested	\$143,122

Income & Expenses	Monthly	Annual
Gross Rent	\$2,500	\$30,000
Vacancy Losses	\$200	\$2,400
Operating Income	\$2,300	\$27,600
Operating Expenses	\$544	\$6,533

Net Performance	Monthly	Annual
Net Operating Income	\$1,756	\$21,067
- Mortgage Payments	\$1,695	\$20,336
= Cash Flow	\$61	\$731
+ Principal Reduction	\$389	\$4,671
+ First-Year Appreciation	\$2,257	\$27,089
= Gross Equity Income	\$2,708	\$32,492



Financial Indicators	
Capitalization Rate	4.7%
Cash on Cash Return	1%
Total Return on Investment	23%

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	86%

Comments	
Builder offering 4.99 rate and 2% towards closing costs	

\*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.